

Town of Rockland Planning Board  
January 8, 2025

Members present: Jennifer Grossman, Ryan Edwards, Richard Barnhart, Robert Eckert, John Veleber. Absent: Joseph Lambe and Elizabeth Williams

Chairman Grossman opened the meeting with the pledge to the flag. On a motion by Richard Barnhart, seconded by Ryan Edwards and carried, the minutes of the December meeting were approved as distributed. Robert Eckert abstained.

Jeffery Bowers Subdivision – 75 Tuttle Hill Rd, Livingston Manor

Bruce Fulton presented updated information of the Bowers two lot subdivision. Several notations were made on the map: spring house and line; drain lines etc. The deep test pit and perk tests results were presented. The short AEF form was presented with part one completed. The board reviewed and completed part 2.

Richard made a motion to declare a negative declaration, Robert seconded and this carried. Richard made a motion to approved this subdivision, John seconded and carried. A public hearing will be held at the February meeting at 7pm. Mr. Fulton will put a notice in the paper and notify the neighbors within 500' of this property.

Rockland Solar LLC

No one from the project was present and no new information was submitted.

Camp Naleh Special Use – 720 Parkston Rd, Livingston Manor

Chairman Grossman stated that during the past month several of the board members visited the camp property to familiarize themselves with the layout and items under review. The applicant is proposing the addition of two staff houses and two camper bunk houses.

Randy Wasson, Engineer for the project presented updates for discussion:

- The access road through the property will be kept open.
- The septic system improvements, approved by the DEC, have been completed.
- The water supply review paperwork is in the draft stage and will be submitted to the DOH shortly for their review and approval.
- Loud speakers will be used in emergency situations only.
- Any new lighting will be dark sky compliant (none proposed).
- On/off loading of campers will be done within camp property only – no town road staging of buses.
- The proposed fence along the property line is no longer required. It is suggested that the camp post signage along the line to alert campers to the boundary.

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Keiser Re-Development Project – 7 & 10 Pleasant St, Livingston Manor

No new information has been submitted and no one from the project is present. A public informational meeting is scheduled to be held January 22<sup>nd</sup> in the firehouse. This is not a public hearing or a formal board meeting.

Updates/information

Robert asked if specific (to the Town of Rockland) training could be held for the board members to meeting the yearly training requirements. Perhaps the town board and zoning board members invited as well. Chairman Grossman asked the members to offer some suggestions of topics to discuss and she will speak to the Town Supervisor and county planning office to schedule a training session.

Richard asked if the agenda and draft minutes could be e-mailed to the board members about a week prior to the meeting – as a reminder and refresher of the upcoming meeting. Chairman Grossman would see to this.

There being no further business before the board, Robert made a motion to adjourn, Ryan seconded and carried.

Respectively submitted,  
Rose Mary Hankins, Deputy Clerk